

AGENDA MEMO

CITY COUNCIL MEETING DATE: JANUARY 9, 2008

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SDR-25072 - APPLICANT/OWNER: SOLTERRA HOLDINGS NEVADA, LLC

**** CONDITIONS ****

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-25069) and Special Use Permit (SUP-25070) shall be required.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 10/09/07, except as amended by conditions herein.
4. The existing chain link construction fence must be brought into conformance with the Construction Standards outlined in Subsection VII.C.8 of the Downtown Centennial Plan.
5. A revised site plan and related floor plans shall be submitted to and approved by the Planning and Development Department, prior to the time application is made for a tentative map, to reflect the changes herein. The site plan and related floor plans shall be revised to include two additional handicap accessible spaces to bring the total number of accessible spaces up to five spaces as required for 133 parking spaces pursuant to Title 19.10.010 (G). The van accessible space must be reconfigured to comply with Title 19.10.010 (K) Figure 4. Further, the site plan shall be revised to reflect compliance with Graphic 5 of Section V of the Downtown Centennial Plan with regards to the streetscape improvements at the intersection of 1st Street and Hoover Avenue and along South 1st Street.
6. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. The technical landscape plan shall include the following changes from the conceptual landscape plan: add one shade tree to the Hoover Avenue amenity zone to bring the number of trees and maximum separation distance into compliance with the Downtown Centennial plan. Further, tabulate all tree heights along with the quantities and sizes.

7. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
8. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
11. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
13. A Comprehensive Construction Staging Plan shall be submitted to the Planning and Development Department for review and approval prior to the issuance of any building permits. The Construction Staging Plan shall include the following information: Design and location of construction trailer(s); design and location of construction fencing; all proposed temporary construction signage; location of materials staging area; and the location and design of parking for all construction workers.
14. Written approval by the Clark County Department of Aviation with no change in flight patterns shall be submitted to the City of Las Vegas prior to the issuance of building permits.
15. Prospective buyers shall be informed that views may be obscured by future adjacent development and this information shall be included in project CC & R's.
16. Prior to the submittal of a building permit application, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.

17. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

18. Dedicate a 10-foot radius on the northeast corner of 1st Street and Hoover Avenue adjacent to this site prior to the issuance of any permits.
19. Coordinate with the City Surveyor to determine whether a Merger and Re-Subdivision Map or other map is necessary; comply with the recommendations of the City Surveyor.
20. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. All new improvements shall be constructed to the Downtown Centennial Plan Standards, unless specifically allowed otherwise through conditions herein. Include an offsite Geotechnical Pavement Design recommendation for all asphalt pavement required for completion of this project.
21. Submit an application to the Land Development section of the Department of Public Works for a deviation from Standard Drawing #222a for the driveway accessing this site from First Street.
22. Door openings shall not encroach into the public right-of-way either in the opened or closed position.
23. Coordinate with the Collection System Planning Section of the Department of Public Works to determine an appropriate location for public sewer connection to this site, prior to the issuance of any permits. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
24. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of

the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

25. A Drainage Plan and Technical Drainage Study for all of the parcels Rezoned with ZON-25069, must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.
26. Landscape and maintain all unimproved rights-of-way, if any, on First Street and Hoover Avenue adjacent to this site. All private improvements and landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
27. Submit an Encroachment Agreement for all landscaping, if any, located in the First Street and Hoover Avenue public rights-of-way adjacent to this site prior to occupancy of this site.
28. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This request is for a Site Development Plan Review for a proposed 14-story mixed-use development that includes 5,000 square feet of commercial space and 130 residential condominium units on 0.40 acres adjacent to the northeast corner of 1st Street and Hoover Avenue. This site is one of two independent, but companion, mixed-use developments proposed for the western half of this block.

The applicant indicates that by providing quality condominium housing in this area that additional revitalization and redevelopment will be spurred as a result and that this development will further reinforce the positive transformation underway in this part of downtown. The proposed development and potential uses are appropriate for the proposed C-2 (General Commercial) zoning district and approval of this request is recommended.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
12/16/64	The City Council approved a request for a Rezoning (Z-0100-64) from R-1 (Single Family Residential), R-4 (High Density Residential), C-1 (Limited Commercial), C-2 (General Commercial) and C-V (Civic) to C-2 (General Commercial) for approximately 230 Acres generally located on property bounded by Main Street to the west, Bonanza Road on the north, Las Vegas Boulevard on the east, and Charleston Boulevard on the south.
11/29/07	<p>The Planning Commission recommended approval of companion items ZON-25069 and SUP-25070 concurrently with this application.</p> <p>The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #37/rts).</p>
<i>Related Building Permits/Business Licenses</i>	
06/22/07	A building permit application, plan check OTC-92409, was submitted for the site. This was for a plan check review for the demolition of the multi-family residential structures that were on a portion of the subject site. This permit was reviewed by the Planning and Development Department and issued by the Building and Safety Department the same day as submitted. This permit has not received a final inspection as of 10/31/07.
<i>Pre-Application Meeting</i>	
09/27/07	A pre-application meeting was held, where submittal requirements and elements of this application were discussed. Specifically, the Building and Safety Department went over the requirements for the placement of the accessible parking spaces and the Public Works Department went over the need for a traffic study and encroachment agreements.

<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required for this application, nor was one held.	

<i>Field Check</i>	
09/27/07	The Department of Planning and Development conducted a site visit that found that this is an undeveloped site that has previously had improvements that have been removed. There is temporary, unscreened chain link fencing around the site. *

- * A condition of approval has been added to this review that the existing chain link construction fencing be brought up to the Construction Standards outlined in Subsection VII.C.8 of the Downtown Centennial Plan. Specifically, these standards call for a privacy screen to be utilized when chain link is used as a temporary, fencing material for a development within the Downtown Centennial Plan area.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	0.40

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	MXU (Mixed Use)	C-M (Commercial/Industrial) [Proposed: C-2 (General Commercial)]
North	Undeveloped	MXU (Mixed Use)	C-M (Commercial/Industrial) [Proposed: C-2 (General Commercial)]
South	Warehouse/Distribution Center	MXU (Mixed Use)	C-M (Commercial/Industrial)
East	Multi-family Residential	MXU (Mixed Use)	C-2 (General Commercial)
	Office, Other Than Listed	MXU (Mixed Use)	C-2 (General Commercial)
West	Office, Other Than Listed	MXU (Mixed Use)	C-M (Commercial/Industrial)
	General Retail, Other Than Listed	MXU (Mixed Use)	C-M (Commercial/Industrial)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
Downtown Centennial Plan	X		Y
Redevelopment Plan Area	X		Y
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
Downtown Overlay District	X		Y
A-O (Airport Overlay) District (200 Feet)	X		Y
Live/Work Overlay District	X		Y
Rural Preservation Overlay District		X	
Development Impact Notification Assessment		X	
Project of Regional Significance		X	
Trails (Art Trail)	X		N *

* A condition has been added to this review that the revised site plan depict the streetscape improvements along South 1st Street and at the intersection of 1st Street and Hoover Avenue so that they conform with Graphic 5 of Section V of the Downtown Centennial Plan.

DEVELOPMENT STANDARDS

Title 19.06.060 exempts properties within the Downtown Centennial Plan area from the automatic application of building height limitations, setbacks, lot coverage, residential adjacency, standard landscaping requirements, and standard parking requirements. A comparison of the typical parking requirement and what is provided is detailed below:

Pursuant to the Downtown Centennial Plan, the following development standards apply:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	N/A	17,500 SF	N/A
Min. Lot Width	N/A	125 Feet	N/A
Min. Setbacks			
• Front	0 Feet (at least 70%)	0 Feet	Y
• Side	N/A	0 Feet	N/A
• Corner	0 Feet (at least 70%)	0 Feet	Y
• Rear	N/A	0 Feet	N/A
Max. Lot Coverage	Unlimited	100%	Y
Max. Building Height	N/A	175 Feet (14-Stories)	N/A
Trash Enclosure	Gated and Screened	Enclosure (A part of the building, access from alleyway)	Y
Mech. Equipment	Screened	Screened	Y

Pursuant to the Downtown Centennial Plan, the following landscape and buffer standards apply:

<i>Landscaping and Open Space Standards</i>				
<i>Standards</i>	<i>Required</i>		<i>Provided</i>	<i>Compliance</i>
	<i>Ratio</i>	<i>Trees</i>		
Parking Area	1 Tree/6 Spaces (located in islands and/or at the perimeter)	0 Trees (Parking is internal to the building)	0 Trees	Y
TOTAL		0 Trees	0 Trees	Y
Min. Zone Width	N/A		0 Feet	n/a
Landscape Area Required	0 Feet (No surface parking)		0 SF	Y

Pursuant to the Downtown Centennial Plan, the following streetscape standards apply:

<i>Streetscape Standards</i>	<i>Required</i>	<i>Provided</i>	<i>Compliance</i>
East/West Street (Hoover Avenue)	1 Shade Tree @ 15-20' O.C. Maximum (min. 24" box) 7 Shade Trees	6 Shade Trees (24" box)	N *
North/South Street (1 st Street)	1 Palm Tree @ 30' O.C. Maximum (min. 25' height) 5 Palm Trees	5 Palm Trees (25' high)	Y
Right-of Way Improvements:	Sidewalk and Amenity Zones (Per Graphics 5, 11 & 12 of the Downtown Centennial Plan)	Sidewalk and Amenity Zones (Per Graphics 11 & 12 of the Downtown Centennial Plan)	N **

* The tree spacing for the Hoover Avenue (east/west) alignment exceeds the tree spacing requirement and as a result is one tree short of the required number of trees within this amenity zone. A condition of approval has been added to this review to add one shade tree to this amenity zone to bring the number and maximum distance into compliance with the plan. Further, the revised technical landscape plan is required to have tabulated all tree heights along with the quantities and sizes.

** A condition has been added to this review that the revised site plan depict the streetscape improvements along South 1st Street and at the intersection of 1st Street and Hoover Avenue so that they conform with Graphic 5 of Section V of the Downtown Centennial Plan.

Pursuant to Title 19.04 and 19.10*, the following parking standards apply:

Parking Requirement - Downtown							
Use	Gross Floor Area or Number of Units	Base Parking Requirement		Provided		Compliance	
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Commercial, Other Than Listed	5,000 SF	1 Space / 175 SF	27 Spaces	2 Spaces	2 Spaces	1 Space	Y *
Condominium	96 Units	1.25 Spaces / Studio or 1 Bedroom Unit	118 Spaces	2 Spaces	95 Spaces	1 Space	Y *
	34 Units	1.75 Spaces / 2 Bedroom Unit	59 Spaces	1 Space	33 Spaces	1 Space	Y *
	130 Units	1 Guest Space / 6 Units	21 Spaces	1 Space	0 Spaces	0 Spaces	Y *
Sub-total	5,000 SF / 130 Units		225 Spaces	6 Spaces	130 Spaces	3 Spaces	N **
TOTAL (including handicap)	5,000 SF / 130 Units		231 Spaces		133 Spaces		Y *

* Title 19.06.060 exempts properties within the Downtown Centennial Plan area from the automatic application of standard parking requirements.

** Pursuant to Title 19.10.010 (G), if 133 spaces are approved for this development then five of those spaces must be handicap accessible. The site and floor plans provided only indicate three accessible spaces, including one van accessible space. A condition has been added to this review that two additional handicap accessible spaces must be indicated on the required revised site and floor plan.

ANALYSIS

The subject site is located within the boundaries of the Las Vegas Redevelopment District of the Southeast Sector Plan of the General Plan, and is designated as MXU (Mixed Use). The MXU (Mixed Use) designation allow uses comparable to the following land use categories: L (Low Density Residential), ML (Medium-Low Density Residential), M (Medium Density Residential), H (High Density Residential), O (Office), SC (Service Commercial), and GC (General Commercial). The proposed use is compatible with this land use designation and the neighboring zoning districts, which are intended for higher intensity commercial uses.

There is a Rezoning (ZON-25069) proposed to change the zoning of the subject site from a C-M (Commercial/Industrial) zoning district to a C-2 (General Commercial) zoning district. The proposed uses to be established at this location are permissible in a C-2 (General Commercial) zoning district which is compatible with the MXU (Mixed Use) General Plan designation.

As previously noted, the parcels are within the boundaries of the Las Vegas Redevelopment Area, with a MXU (Mixed Use) land use designation. The proposed uses are in conformance with Redevelopment Plan policies that encourage innovative, mixed use projects in this area of the City. The proposed development is in compliance with the MXU (Mixed Use) designation.

The site is within the North Las Vegas Airport Overlay Map portion of the A-O (Airport Overlay) District. The proposed building, at 175 feet high, is under the overlay height limitation of 200 feet and is in compliance with Title 19.06.080.

This site is with in the Live/Work Overlay district. The mixed-use nature of the proposed development will offer employment and housing options on-site; however, the project does not include any live/work units as outlined in Title 19.06.130.

The subject parcels are within the Las Vegas Downtown Centennial Plan boundaries, and are located in the Downtown South district, which is a mixed-use area containing a wide variety of land uses and density of existing utilitarian buildings. The proposed project is consistent with the goals and objectives of the Downtown Centennial Plan.

Pursuant to Title 19.06.060 properties within the Downtown Centennial Plan area are exempt from the automatic application of development standards for building height limitations, setbacks, lot coverage, residential adjacency, standard landscaping requirements, and standard parking requirements. The proposed development conforms to the applicable setbacks and lot coverage requirements specified by the Downtown Centennial Plan; height limits and parking requirements are not automatically applied.

The site encompasses two parcels with a proposed building built across the lot lines. As it is the stated intention of the applicant to create a mixed-use subdivision, there will need to be a tentative map review and final map technical review prior to any building permits being issued.

- **Site Plan**

The site plan is in compliance with the standards of the proposed C-2 (General Commercial) zoning district and the Downtown Centennial Plan's Downtown South district standards. This location will service as the smaller of two adjacent mixed-use developments that includes this 14-story building and a larger, 50-story mixed use building on the neighboring parcels.

The site is located at the northeast corner of South 1st Street and Hoover Avenue. This site consists of two undeveloped parcels of land within the city's Downtown South district. The site plan illustrates a single mixed-use building that is intended to be built to the property lines adjacent to the Hoover Avenue and South 1st Street rights-of-way. The ground level commercial is set back under an arcade along the 10-foot wide sidewalk.

The plan calls for only three handicap accessible parking spaces to be provided on-site where the proposed parking of 133 parking spaces would necessitate five accessible spaces. Additionally, the indicated van accessible space does not meet the requirements of Title 19.10.010 (K) Figure 4, as the access aisles are not properly allocated. As a part of the required revision to the site plan this concern will need to be addressed.

- **Landscape Plan**

The landscape plan reflects landscaping will be provided within the proposed residential amenity deck on the fifth floor. This includes landscaping in various configurations surrounding the pool area and as screening for the private decks on this level. The proposed mixed-use development has no perimeter landscape buffers at the site's property lines due to the zero-foot setbacks.

The streetscape requirements for the Downtown South district require five palm trees to be planted within the South 1st Street amenity zone and seven shade trees to be planted within the Hoover Avenue amenity zone. The landscape plan submitted shows five palm trees properly spaced at a maximum of 35 feet on center, indicated by notation at 30 feet on center. However, there are only six shade trees indicated at a notated separation of 30 feet on center where the Downtown South district standards call for the shade trees to be spaced between 15 and 20 feet on center. A condition of approval has been added that the required technical landscape plan be revised to add one shade tree to the Hoover Avenue amenity zone. This will bring the number and maximum distance of these trees into compliance with the Plan. Further, the condition requires that the revised plan include in the legend tabulation the heights of all trees to be planted within the streetscape amenity zone and that they must be in compliance with the plan standards for this district.

- **Elevations/Floor Plan**

The elevations depict a 14-story high-rise mixed-use development with ground level commercial spaces with residential spaces above that is designed to meet the architectural design standards of the Downtown South district. The building uses canopies at the pedestrian level and fenestration, both textural and color, to breaking up the massing of the building. Further, the use of recessed balconies and complimentary color scheme provide architectural character and definition. At the corner of the building adjacent to the intersection of South 1st Street and Hoover Avenue the applicant has included a internally illuminated glass architectural feature that adds a unique element to the buildings exterior façade. Metal mesh is used to screen the opening at the parking levels. The use of expression lines visually separates the commercial and parking level portion of the building from the residential. Materials used include brick, smooth finish concrete, painted stucco, glass railings, limestone, metal and canvas awnings and glass storefronts. Where the development is adjacent to the interior northern property line the first six stories (60 feet) are a solid concrete wall. This area is intended to match up with the mixed-use development proposed under a separate Site Development Plan Review (SDR-25265) for the adjacent site. No stepbacks are provided.

The floor plans show that there will be a mix of studio, one, and two bedroom residential units in the building. The residential community pool and activities area will be on a fifth floor deck that will be to the rear of the building oriented to towards the alleyway. The residential units range in size from an approximate 453 square feet for the studio units to 1,149 square feet of living area in the larger, two bedroom units. The building will offer, on the 13th Floor, a limited number of penthouse units (\approx 1,478 square feet) that have a mezzanine level with additional balcony access.

This site development plan review has been submitted in conjunction with applications for a proposed Rezoning (ZON-25069) to change from C-M (Commercial/Industrial) to C-2 (General Commercial) and a Special Use Permit (SUP-25070) to allow a mixed-use development with residential uses in the proposed C-2 (General Commercial) zoning district.

The proposed site development plan review is in conformance with the site's General Plan designation and is appropriate for the proposed zoning district. The proposed mixed-use development meets the standards and objectives of The Downtown Centennial Plan and the request is compatible with the existing mixed-use, commercial and residential developments in the area, staff is in support of this site development plan review request.

FINDINGS

In order to approve a Site Development Plan application, per Title 19.18.050 the Planning Commission and/or City Council must affirm the following:

- 1. The proposed development is compatible with adjacent development and development in the area;**

The proposed mixed-use building is compatible with existing and proposed adjacent development and development in the area as it will provide additional commercial space and residential housing within the Downtown South district. The proposed building will be compatible with existing and proposed development in the immediate area.

- 2. The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;**

This development is consistent with the General Plan, Title 19, and the Downtown Centennial Plan – Downtown South design standards. The development, as conditioned, will be consistent with all code requirements.

- 3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

South 1st Street will be the principal vehicular access point for the development. The site also abuts Hoover Avenue, which will most likely be used by pedestrians patronizing the ground-floor commercial businesses. The site has access to public transportation, which will assist in reducing the number of vehicle trips generated by the development. These access points will not negatively impact adjacent roadways or neighborhood traffic.

- 4. Building and landscape materials are appropriate for the area and for the City;**

The proposed building and landscape materials are appropriate for the area and the City. Additionally, the landscape materials meet the types required for this area under the Downtown Centennial Plan.

- 5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

The proposed building will provide a new aesthetically pleasing mixed-use building to the area that will offer commercial opportunities as well as present additional urban residential housing that will be harmonious and compatible with development in the area.

- 6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

The proposed plan will not impact public health, safety or welfare since the development will be subject to the International Building Code and City inspections during construction of the building as well routine business license inspections for the tenant commercial spaces.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 15

ASSEMBLY DISTRICT 6

SENATE DISTRICT 4

NOTICES MAILED 229 by Planning Department

APPROVALS 6

PROTESTS 3